

**VINEYARDS OF SARATOGA HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 12, 2015**

**BOARD MEMBERS**

Jim Foley	President
Michael Toback	Vice President
Laurel Smith	Secretary
Gloria Felcyn	Treasurer
Anna Scicinska	Director
Dave Katleman	Director
Paula Camporaso	Director (absent)

**OTHERS PRESENT**

10 Homeowners  
Luis Heredia  
Community Management Services, Inc.

**ITEM I - Call to Order** – President Jim Foley called to order the Board of Directors meeting at 7:00 PM at the association's clubhouse.

**ITEM II - Open Forum**

- Owner of 19402 wanted to ensure her clubhouse reservation scheduled for May 20<sup>th</sup> would not be cancelled due the work being scheduled to the kitchen. It was noted that this reservation would be the last reservation accepted for the clubhouse.
- The owner of 19407 inquired as to the distribution of the parking stickers.
- 19332 inquired as to the executive session which was held prior to the open meeting.
- Owner of 19631 was present to discuss the issue regarding the reimbursement of costs and expenses for loss of use. The board did meet and confer with the owner and requested more detailed information regarding reimbursements.
- Owners of 19438 inquired at to the installation of a sewer backflow device as part of their kitchen remodel.
- Owner of unit 19215 inquired as to the reason the installation of a new window during a remodel.
- Owner of 19622 reported a broken sprinkler.

**ITEM III – Review and Approval of the Minutes**

- A. The Board reviewed the minutes of the board of directors meeting held on January 8, 2015 Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.
- B. The Board reviewed the minutes of the board of directors special meetings held on December 21, 2014, January 22<sup>nd</sup>, January 29<sup>th</sup>, February 3<sup>rd</sup>, February 17<sup>th</sup>, February

19<sup>th</sup>, February 26<sup>th</sup>, and March 5, 2015. Gloria Felcyn made a motion to approve the minutes as presented. Anna Scicinska seconded the motion and the motion carried.

#### **ITEM IV - Committee Reports**

##### **A. Financial Report – December 31, 2014**

- The Board of Directors reviewed the current reconciliations and account statements of the Association's operating and expense accounts for the past two months, the operating and reserve revenues and expenses compared to the current year's budget, as well as the income and expense statement of the Association's operating and reserve accounts. Gloria Felcyn reported to the Board that as of February 28, 2015 the current operating account was at \$51,177.38 and reserves totaled \$2,128,008.65. Therefore after allowing for the monthly reserves contribution the association had a deficit of \$798.91.
- The Board of Directors reviewed the aging report for February 28, 2015.
- The Board reviewed the authorization to record a notice of delinquent assessment for parcel 389-07-031. A motion was made to approve the notice of delinquent assessment. The motion was seconded and carried.

##### **B. Security**

- There was not report given.

##### **C. Maintenance**

- Jim Turke reminded all that when reporting lights not working to remember to give the number of the light or light pole.

##### **D. Clubhouse**

- The Clubhouse Kitchen Committee presented to the board the two proposals currently being considered for the kitchen remodel. The Kitchen Committee was recommending approving the proposal from Carpenter Construction. Anna Scicinska made a motion to approve the proposal from Carpenter Construction quote #1244 as presented. Laurel Smith seconded the motion and the motion carried for a reserves expenditure of \$14,150.00.
- Dave Katleman reported on the installation of Cable in the clubhouse to Internet and TV. Gloria Felcyn made a motion to approve the installation of cable to provide internet service to the clubhouse at 16MB and Television service at the cost not to exceed \$150.00. Anna Scicinska seconded the motion and the motion carried.

Gloria Felcyn made a motion to approve the purchase of a 60" television at a cost not to exceed \$2,000.00. Anna Scicinska seconded the motion and the motion carried.

##### **E. Landscape**

Chris Burns reported to the board of the current issue with the Redwoods. The Landscape Committee was working with Davey tree to perform deep root watering. It was also noted there has been an issue with Fruit tree stripping. One last issue was the number of potted plants on decks which if no water dish is installed it can deteriorate the deck prematurely.

##### **F. Governing Documents**

Jim Foley reported on the progress made by the board on reviewing the governing documents.

G. Newsletter

Anna Scicinska would be including articles regarding monthly assessment increase, Kitchen Remodel and reservations stopped, dumpster clean up, and Occupancy Form.

**ITEM V – Association Manager’s Report**

- A. The Board reviewed the action item list from the past 30 days. The board also reviewed the work order history for the past 30 days and the 2015 Calendar.

**ITEM VI – Correspondence**

- A. The Board of Directors reviewed the correspondence from the past 30 days.

**ITEM VII – Other Business**

- A. The Board reviewed the architectural request from 19231 for the installation of replacement windows. A motion was made to approve the request as presented. The motion was seconded and carried.
- B. The Board reviewed the termite report from 19408 Vineyard Lane. The board would review the report and contact the owner with the work to be performed at the unit.

**ITEM VIII – Adjournment**

The Board Meeting adjourned at 9:20 PM. The next board of directors meeting is scheduled for April 9, 2015 at 7:00 pm at the Association’s Clubhouse.

  
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Vineyards of Saratoga Homeowners Assoc.

  
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Date